

YOLO COUNTY DRAFT 2030 GENERAL PLAN

SUMMARY OF POLICIES RELATED TO THE DELTA PROTECTION COMMISSION

LAND USE AND COMMUNITY CHARACTER ELEMENT

- Policy LU-2.3 Manage agricultural parcels of less than 20 acres, including antiquated subdivisions where appropriate, to create compatibility with surrounding agricultural uses to the greatest extent possible, including: 1) discourage residential development; 2) encourage lot mergers to achieve larger parcel sizes; 3) encourage clustering of units to preserve farmland and natural resources; 4) encourage transfers of development rights to areas where additional farm dwellings are desired; 5) encourage deed restrictions, site design, and development themes that support the agricultural use of the land; and 6) aggressively limit the impact of residential development where it does occur.
- Policy LU-3.1 Direct all of the County's residential growth to designated areas within the cities and within the growth boundaries of existing unincorporated communities, with the exception of individual farm dwellings, other allowed units, and housing allowed on existing residentially designated land.
- Policy LU-3.9 The intent of allowing residences in the agricultural areas is to provide dwellings for those directly involved in on-site farming activity, including farm employees, the landowners and their immediate families. All such dwellings shall be encouraged to locate on lands unsuited for agricultural use and/or in "clustered" configurations to minimize the conversion of agricultural lands to any other uses.
- Policy LU-3.10 Avoid the creation of a ring of rural residential development around existing growth boundaries.
- Policy LU-4.1 Recognize the unique land use constraints and interests of the Delta area.
- Policy LU-4.2 Continue active involvement with State and regional efforts to establish policy and regulation for the Delta, to promote the economic and social sustainability of the town of Clarksburg, the viability of the Agricultural District, the habitat needs of the Yolo Natural Heritage Program, and the water resources needed for the success of each of these efforts.
- Policy CC-1.13 The following routes are designated as local scenic roadways:
- South River Road (West Sacramento City Limits to Sacramento County line)

- Policy CC-3.14 There are two alternative identified sites for location of a future winery-related agricultural industrial facility in Clarksburg. Only one site is intended for the described development. The project is intended to complement the Old Sugar Mill and to assist in establishing a successful critical mass of grape processing facilities to support emerging wineries.
- Action CC-A12 Recommend one of the alternative Clarksburg sites to be zoned Agricultural Industrial.
- Action CC-A28 Control farm dwelling site development to avoid cumulative constraints on agricultural operations by establishing specific criteria for approval. Proposed homes that comply with the criteria would be issued Building Permits, while those that are not consistent with the criteria would require approval of a Use Permit. Criteria may apply to both the primary and the ancillary home and would include but not be limited to the following:
- Size of the home
 - Location of the home within the property
 - A stewardship plan demonstrating how the property would be farmed
 - Placement of the remainder of the property, outside of the primary and ancillary home sites, in a permanent agricultural conservation easement
 - Home sites of less than 20 acres require a Use Permit.

CIRCULATION ELEMENT

- Policy CI-1.7 Coordinate with other local governments to maintain commonly-owned infrastructure (e.g. Freeport Bridge).
- Policy CI-1.10 Coordinate with appropriate entities to maintain the following as primary routes for emergency evacuation from Yolo County:
- State Route 84 – South from West Sacramento into Solano County with two crossings east into Sacramento County across the Sacramento River.
- State Route 160 (South River Road) – South from West Sacramento into Sacramento County at several cross points along the Sacramento River.
- Policy CI-10.1 Ensure that the levee improvements made to implement State law or policy address the continued maintenance and improvement of South River Road.
- Policy CI-10.2 Work with West Sacramento to re-use the abandoned railroad that extends from the city limits to Clarksburg for alternative transportation modes, such as bicycle or pedestrian trails and utility corridors.
- Policy CI-8.1 Coordinate with the Port of Sacramento to facilitate dredging of the Deep Water Ship Channel.

- Policy CI-8.2 Support the continued operation of the Port of Sacramento for movement of goods related to agriculture and other industries.
- Policy CI-8.3 Work with the Port of Sacramento and other regional agencies to consider the feasibility of commuter ferries to/from the Bay Area.
- Policy CI-10.2 Work with West Sacramento to re-use the abandoned railroad that extends from the city limits to Clarksburg for alternative transportation modes, such as bicycle or pedestrian trails and utility corridors.

PUBLIC FACILITIES ELEMENT

- Action PF-A4 Connect development to the regional sanitation system, where feasible and does not create new demand for growth.
- Action PF-A9 Revise the County Code to prohibit the installation of septic systems or leach fields within a minimum of 100 feet of all natural waterways, including perennial or intermittent streams, seasonal water channels, and natural bodies of standing water. An exception may be made for the repair of existing systems, if the buffer cannot be maintained, and adequate provisions are made for water quality protection.
- Action PF-A10 Prohibit the location of septic systems within areas with high groundwater pollution potential shown as yellow or red on Figure PF-2, unless the system includes supplemental nitrate reduction treatment and annual monitoring of system performance. Where no other feasible alternative exists, emergency repairs may utilize disposal areas without supplemental treatment.
- Policy PF-12.5 Within the Delta Primary Zone, ensure consistency of permitted land use activities with applicable properly adopted public and services policies of the Land Use and Resource Management Plan of the Delta Protection Commission.

AGRICULTURE AND ECONOMIC DEVELOPMENT ELEMENT

- Policy AG-1.3 Prohibit the division of agricultural land for non-agricultural uses.
- Policy AG-1.4 Prohibit land use activities that are not compatible within agriculturally designated areas.
- Policy AG-1.8 New urban (non-agricultural) development shall be set back a minimum of 300 feet from adjoining agricultural land. A minimum 300-foot setback shall be required for sensitive areas that are used as public gathering places (e.g., schools, churches, parks, and detention basins) that adjoin agriculturally designated land.

- Policy AG-1.12 Maintain growth boundaries around existing communities and neighborhoods to encourage urban infill development and protect adjoining agricultural lands.
- Policy AG-1.13 Prohibit new residential or suburban subdivisions in areas designated for agricultural use.
- Policy AG-3.1 Establish an Agricultural District overlay designation to enhance and aggressively promote the distinctive agricultural and recreational character of unique regions within the County. Agricultural Districts shall be established in areas where agriculture business development and expansion (including industrial processing, commercial sales, and agricultural tourism) will be encouraged through the use of targeted regulatory streamlining, financial incentives, and specialized marketing efforts. Three initial districts shall be considered as follows:
- Clarksburg: Unique Aspects include: wine grape growing potential; agricultural tourism, historic mill site with boutique wineries; and a wine appellation. Suggested policies and actions include: promote wine grape growing; establish local crushing fermentation, bottling, and storage capacity; promote tourism; establish a Clarksburg brand; review land use policies for visitor serving facilities; and establish and promote Enterprise Zone benefits.
- Policy AG-3.2 Allow uses that support agriculture, such as agricultural commercial uses, agricultural industrial uses, direct product sales, processing, farm-based tourism, agricultural research, and farm worker housing, on agricultural land subject to appropriate design review and development standards.
- Policy AG-3.4 Recognize and protect agricultural infrastructure, such as farm-to-market routes, water diversion and conveyance structures, fertilizer and chemical sales, airfields, processing facilities, research and development, and farmworker housing.
- Policy AG-6.1 Continue to promote agriculture as the primary land use in the portion of Yolo County that lies within the Primary Zone of the Sacramento-San Joaquin Delta.
- Policy AG-6.2 Advance the economic and cultural vitality of heritage or legacy communities in the Delta, such as Clarksburg.
- Policy AG-6.3 Within the Delta Primary Zone, ensure compatibility of permitted land use activities with applicable properly adopted agricultural policies of the Land Use and Resource Management Plan of the Delta Protection Commission.
- Policy AG-6.4 Work with the Delta Protection Commission and other parties to develop and implement the Land Use and Resource Management Plan update in a manner that supports and enhances the existing rural economy.
- Action AG-A11 Develop a special area plan to govern land use management within the bypass.

CONSERVATION ELEMENT

- Policy CO-1.1 Expand and enhance an integrated network of open space to support agriculture, recreation, natural resources, historic and tribal resources, habitat, water management, aesthetics, and other beneficial uses.
- Policy CO-1.2 Develop a connected system of recreational trails to link communities and parks throughout the county.
- Policy CO-1.3 Create a network of regional parks and open space corridors that highlight unique natural resources and recreational opportunities for a variety of users.
- Policy CO-1.9 Promote agriculture-related recreation, such as farm stays, dude ranches, wineries, equestrian facilities, etc.
- Policy CO-1.12 Support development of the proposed Delta Trail and coordinate the development of recreation areas and public open space with regional trail planning.
- Policy CO-1.14 Within the Delta Primary Zone, ensure compatibility of permitted land use activities within applicable, properly adopted, natural open space policies of the Land Use and Resource Management Plan of the Delta Protection Commission.
- Policy CO-1.25 Increase public access and recreational uses along waterways wherever feasible, particularly Cache Creek, Lower Putah Creek, the Yolo Bypass, and the Sacramento River.
- Policy CO-1.28 Support improved access for bank fishing.
- Action CO-A3 Acquire fee title or easements to promote wildlife migration routes focusing on Cache Creek, the Yolo Bypass, Putah Creek, Willow Slough, the Sacramento River, and the Blue Ridge area.
- Action CO-A7 Connect the future Bay Delta Trail system, the future trail system in the lower Yolo Bypass, and the future Cache Creek Parkway system and link those to the American River Bikeway system in Sacramento County.
- Action CO-A12 Provide recreational uses that are river or creek dependent in locations directly on Cache Creek, Putah Creek, and the Sacramento River. Examples include fishing, canoeing, boating, and nature observation. With the exception of boat launches and docks, more active uses, such as parking, restrooms, and picnic areas, shall be located in areas away from the river and sensitive riparian habitat.
- Action CO-A13 Cluster recreational uses at various locations along Cache Creek, Lower Putah Creek, and the Sacramento River, to reduce habitat disturbance and provide efficient and cost-effective management by the County.

- Policy CO-9.1 Advocate to establish funding mechanisms independent of the State budget for payment to the County of in-lieu property taxes and other fees on land acquired in the Delta for habitat restoration and water conveyance.
- Policy CO-9.2 Ensure that the acquisition of new municipal water for the City of Davis, City of Woodland, and UC Davis from the Sacramento River is not precluded.
- Policy CO-9.3 Pursue the establishment of dedicated State and federal funding sources to remediate mercury, in the various sources located in the upper Cache Creek watershed, in the sediments and waterways of both Cache Creek (including the Settling Basin) and the Yolo Bypass, and where it methylizes in the Delta.
- Policy CO-9.4 Ensure that the design and construction of habitat restoration projects within riparian areas do not result in increased levels of mercury biomethylation within the Yolo Bypass and Delta are not increased.
- Policy CO-9.5 Encourage funding to maintain and strengthen flood capacity along the Sacramento River and Yolo Bypass, including support from beneficiaries of the State and Central Valley Water Projects, which have changed flow regimes to the detriment of levee integrity.
- Policy CO-9.6 Support efforts to provide a minimum 100-year flood protection for the community of Clarksburg.
- Policy CO-9.7 Protect water quality in the Sacramento River, its tributaries, and groundwater aquifers from excess salinity due to decreased fresh water inflow from Delta projects.
- Policy CO-9.8 Work to implement high priority projects in Yolo County's Integrated Regional Water Management Plan, especially relate to flood management on Cache Creek.
- Policy CO-9.9 Ensure existing and future operations of the Port of Sacramento as an industrial and transport hub for the region, including protection and improvement of the levees along the Deep Water Ship Channel, as well as deepening the ship channel.
- Policy CO-9.10 Support improvements necessary to ensure the continued transportation of agricultural products along State Route 84 for the Clarksburg region.
- Policy CO-9.11 Ensure that proposed changes to the operation of the Sacramento Weir mitigate any potential adverse impacts to Old River Road (County Road 22).
- Policy CO-9.12 Work to ensure that changes to the operation of the Yolo Bypass, including the Fremont Weir, toe drain, and/or increased frequency of intentional flooding do not adversely affect Yolo County interests. These may include: the economic viability of agriculture within the Bypass, the feasibility of planned development for the Elkhorn Specific Plan, the use of County Road 22 as an alternative route during closures of Interstate 5, and the continued operation of Interstates 5 and 80, and the Union Pacific Railroad across the Bypass.

- Policy CO-9.13 Encourage funding for the construction and operation of the Pacific Flyway Center at a site located next to the Yolo Bypass.
- Policy CO-9.14 Establish Clarksburg as a gateway entry for visitors to the Delta region seeking agricultural tourism, ecotourism, and recreational opportunities.
- Policy CO-9.15 Seek legislation to clarify that property within the Clarksburg growth boundary is in the Secondary Zone of the Delta.
- Policy CO-9.16 Pursue funding to assist non-governmental organizations acquire agricultural conservation easements within Yolo County, where appropriate.
- Policy CO-9.17 Pursue funding to assist non-governmental organizations acquire habitat conservation easements within Yolo County, where appropriate.
- Policy CO-9.18 Support the establishment of a Delta Conservancy to provide funding and work with federal, State, and local governments, local Habitat Conservation Programs, nonprofit organizations, and landowners on improvements to Delta management.
- Policy CO-9.19 Vigorously protect all water rights related to lands within Yolo County, including areas of origin, riparian water rights, and other existing water rights.
- Policy CO-9.20 Work to ensure recognition by the Central Valley Regional Water Quality Control Board (CVRWQCB) of the economic, habitat, water resources, and flood management impacts associated with developing Total Maximum Daily Loads (TMDLs) for mercury within the Delta.
- Policy CO-9.21 Recognize the special character of "heritage" or "legacy" communities in the Delta (such as Clarksburg) and promote their economic vitality.
- Policy CO-9.22 Seek to ensure that future changes to the boundaries of the Delta, including the boundaries of the Primary and Secondary Zones, are consistent with the goals and policies of this General Plan.
- Policy CO-9.23 Work to ensure that State and federal habitat restoration efforts recognize and support the Yolo Natural Heritage Program.
- Policy CO-9.24 Pursue policy and legislative strategies to ensure that the Clarksburg Agricultural District can be fully implemented within the Delta Protection Commission Land Use and Resource Management Plan, Delta Vision, Bay-Delta Conservation Plan, and other regional efforts.
- Action CO-A111 Pursue recognition and compensation from the State and other appropriate entities, public or private, for the economic effects of changes to the management and governance of the Delta on Yolo County. (Policy CO-9.1, Policy CO-9.3, Policy CO-9.20, Policy CO-9.21).

- Action CO-A112 Actively participate in State and regional efforts to establish land use policy, regulation, and governance for the Delta to ensure the consideration of Yolo County's interests. (Policy LU-4.2, Policy CO-20, Policy CO-9.21).

HEALTH AND SAFETY ELEMENT

- Policy HS-2.2 Ensure and enhance the maintenance and integrity of flood control levees.
- Policy HS-2.4 Clearly communicate the risks, requirements, and options available to those who own land and live within the floodplain.
- Policy HS-2.5 Within the Delta Primary Zone, ensure compatibility of permitted land use activities with applicable properly adopted flood control and protection policies of the Land Use and Resource Management Plan of the Delta Protection Commission.
- Action HS-A5 Continue to require habitable structures in the 100-year floodplain to be designed and constructed so that they do not significantly contribute to cumulative flooding that could pose a hazard to surrounding landowners and/or the public.
- Action HS-A13 Require a minimum 50-foot setback for all permanent improvements from the toe of any flood control levee.
- Action HS-A14 Restrict proposed land uses within 500 feet of the toe of any flood control levee, including but not limited to:
- Prohibit permanent unlined excavations
 - Basements or swimming pools must be engineered to withstand the uplift forces of shallow groundwater
 - Prohibit below-grade septic leach lines
 - Engineered specifications for buried utility conduits and wiring
 - Prohibit new water wells
 - Prohibit new gas or oil wells
 - Engineered specifications for levee penetrations
 - Require landscape root barriers within 50 feet of the toe.
- Action HS-A15 Support the efforts of levee maintenance districts with efforts to secure state and federal funding for geotechnical studies of levees and implementation of associated improvements.
- Action HS-A17 Coordinate with local, state, and federal agencies to define existing and potential flood problem areas, including the possible impacts associated with global climate change, and to maintain and improve levees and other flood control features.
- Action HS-A22 Work cooperatively with other local agencies and interested parties to develop funding mechanisms to finance the local share of design,

construction, and capital costs for repairs and improvements to flood control levees.

- Action HS-A28 Pursuant to Section 8201 of the State Water Code, develop local plans for flood protection, including analysis of financing options to construct and maintain any needed improvements, to address how 100-year floodplain protection for each community may be provided. Those communities that are economically disadvantaged shall have priority in developing flood protection plans.
- Action HS-A35 Evaluate the creation of a countywide agency to provide flood control and protection.

HOUSING ELEMENT

- Policy HO-7.1 Provide affordable housing and farmworker housing within the Clarksburg region, consistent with the Land Use and Resource Management Plan.
- Policy HO-7.2 Advocate for amendment of the Delta Protection Act and/or Delta Protection Commission Land Use and Resource Management Plan as necessary and appropriate to encourage the development of limited new and/or improved infrastructure to serve affordable housing and other appropriate development in "legacy towns" like Clarksburg.
- Policy HO-7.3 Encourage developers to have neighborhood meetings with residents and staff early as part of any major development pre-application process.
- Policy HO-7.4 Encourage utility and service providers to pursue available funding sources for the development of new infrastructure and upgrades to existing systems to serve affordable housing.
- Policy HO-7.5 Encourage use of the State bonus density law for affordable housing, senior housing, childcare facilities, and other special needs groups, as allowed.
- Policy HO-7.6 Encourage the development of large rental and for sale units (containing four or more bedrooms) that are affordable for very-low- and low-income households.

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